

"The City With a Heart"



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AGENDA PLANNING COMMISSION MEETING

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July 17, 2018

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

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ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: None

2. COMMUNICATIONS:

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS:

A. 1646 Claremont Drive (APN: 019-024-190)

R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to exceed the maximum permitted .55 FAR guideline (.62), and to exceed the maximum permitted 44% lot coverage requirement (45.5%) per Section 12.200.030.B.2, and 12.200.030.B.3 of the San Bruno Municipal Code. The proposal includes the construction of a 62 square foot second story addition to the rear of the existing

two-story single family home, and the construction of a 155 square foot covered patio. Mark Bucciarelli (Applicant); Brendan & Amanda O'Connor (Owners). **UP17-004.**

B. 1150 El Camino Real, Suite 226. (APN: 014-316-280)

P-D (Planned Development)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow alcohol beverage sales with a Type 41 ABC license in conjunction with a café and arcade per Section 12.84.210 of the San Bruno Municipal Code. Hossein Yavari (Applicant); Shops at Tanforan, LLC (Owner). **UP18-017.**

C. 111 San Bruno Ave. and 761 – 767 Huntington Ave. (APNs: 020-276-290, 020-293-040)

Zoning: C (General Commercial)

Transit Corridors Plan: San Bruno Avenue Character Area

Recommended Environmental Determination: An Initial Study/Environmental Checklist has been prepared for the project that indicates conformance with the Transit Corridors Plan (TCP) EIR that was previously certified by the City Council on February 12, 2013.

Request for a Planned Development District, Planned Development Permit, Specific Plan Amendment, Architectural Review Permit, Lot Merger, and Vesting Tentative Map to allow the construction of a 5-story, 58' tall, mixed use building with 62 dwelling units, approximately 7,730 sq. ft. of ground floor commercial space, with 78 residential parking spaces, and 17 commercial parking spaces, pursuant to Section 12.96.190 and 12.38 of the San Bruno Municipal Code. Moshe Dinar, AIA (Applicant), San Bruno Development, LLC and Welch Family Partnership (Owners). **AR18-003, PD17-001, PDP18-002, SPA18-001, TM18-001.**

This item was continued from the June 19, 2018 meeting to allow additional time for staff to work with the applicant to finalize materials for Planning Commission consideration. Additional time is needed to do this work; therefore, staff is requesting further continuance of this item to the August 7, 2018 Planning Commission meeting.

6. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the August 9, 2018 Architectural Review Committee members.

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meetings will be held on August 3, 2018, and August 21, 2018 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.